

NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY - NOMINATION FORM

(Type all entries - complete applicable sections)

STATE:	Missouri
COUNTY:	Boone
FOR NPS USE ONLY	
ENTRY DATE	

1. NAME			
COMMON:			
Conley, Sanford F., House			
AND/OR HISTORIC:			
2. LOCATION			
STREET AND NUMBER:			
602 Sanford Place			
CITY OR TOWN:		CONGRESSIONAL DISTRICT:	
Columbia		#8 - Hon. Richard H. Ichord	
STATE	CODE	COUNTY:	CODE
Missouri	29	Boone	019

3. CLASSIFICATION			
CATEGORY (Check One)	OWNERSHIP	STATUS	ACCESSIBLE TO THE PUBLIC
<input type="checkbox"/> District <input type="checkbox"/> Site <input type="checkbox"/> Object	<input type="checkbox"/> Public <input checked="" type="checkbox"/> Private <input type="checkbox"/> Both	<input checked="" type="checkbox"/> Occupied <input type="checkbox"/> Unoccupied <input type="checkbox"/> Preservation work in progress	Yes: <input type="checkbox"/> Restricted <input type="checkbox"/> Unrestricted <input checked="" type="checkbox"/> No
PRESENT USE (Check One or More as Appropriate)			
<input type="checkbox"/> Agricultural <input type="checkbox"/> Commercial <input type="checkbox"/> Educational <input type="checkbox"/> Entertainment	<input type="checkbox"/> Government <input type="checkbox"/> Industrial <input type="checkbox"/> Military <input type="checkbox"/> Museum	<input type="checkbox"/> Park <input type="checkbox"/> Private Residence <input type="checkbox"/> Religious <input type="checkbox"/> Scientific	<input type="checkbox"/> Transportation <input checked="" type="checkbox"/> Other (Specify) <u>two private</u> <u>apartments</u>

4. OWNER OF PROPERTY			
OWNER'S NAME:			
1. Mrs. C. B. Miller			
STREET AND NUMBER:			
802 W. Stewart Road			
CITY OR TOWN:	STATE:	CODE	
Columbia	Missouri	29	

5. LOCATION OF LEGAL DESCRIPTION			
COURTHOUSE, REGISTRY OF DEEDS, ETC:			
Recorder of Deeds, Boone County Courthouse			
STREET AND NUMBER:			
CITY OR TOWN:	STATE	CODE	
Columbia	Missouri	29	

6. REPRESENTATION IN EXISTING SURVEYS			
TITLE OF SURVEY:			
Missouri State Historical Survey			
DATE OF SURVEY: 1973 <input type="checkbox"/> Federal <input checked="" type="checkbox"/> State <input type="checkbox"/> County <input type="checkbox"/> Local			
DEPOSITORY FOR SURVEY RECORDS:			
Missouri State Park Board			
STREET AND NUMBER:			
P.O. Box 176, 1204 Jefferson Building			
CITY OR TOWN:	STATE:	CODE	
Jefferson City	Missouri	29	

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4. #1

CONLEY, SANFORD F., HOUSE

2. W. T. Conley Estate

- a. Mr. & Mrs. John Fellows  
Ashland Road  
Columbia, Missouri 65201
- b. Mr. & Mrs. H. H. Trice  
1111 Ashland Gravel Road  
Columbia, Missouri 65201
- c. St. Louis Union Trust Company  
510 Locust Street  
St. Louis, Missouri

Ownership of the nominated property is to be consolidated under one ownership by the Miller family. Transactions to complete this consolidation are currently being conducted. The only portion of the property to remain under joint ownership will be Lot 4 (the parking lot), minus the westernmost five feet of the parcel. See Site Plan Map for detailed break-down of ownership boundaries as they are currently deeded.

## 7. DESCRIPTION

CONDITION	(Check One)					
	<input type="checkbox"/> Excellent	<input checked="" type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Deteriorated	<input type="checkbox"/> Ruins	<input type="checkbox"/> Unexposed
	(Check One)			(Check One)		
	<input checked="" type="checkbox"/> Altered	<input type="checkbox"/> Unaltered	<input type="checkbox"/> Moved	<input checked="" type="checkbox"/> Original Site		

DESCRIBE THE PRESENT AND ORIGINAL (if known) PHYSICAL APPEARANCE

The Sanford F. Conley House, 602 Sanford Place, Columbia, Missouri, is a modified "T"-plan, 12-room, two-story, brick, Italianate style residence with a lower, two-story, brick, east wing attached to the southeast corner. Two, one-story additions are attached to the house: at the northeast corner, replacing an original porch, and along the east facade of the east wing. A one-story, wood porch spans the three bays of the main, west facade; while a small entrance porch is located in the interior northwest corner of the main portion of the house. An enclosed, non-original, two-story sun porch is in the southwest corner of the main portion.

## EXTERIOR

Over-all dimensions

The over-all east-west dimensions are 37'6" and the north-south dimensions are 76'16 1/2".

Construction materials and colors

Redish-pink brick, laid in common bond, is used throughout the Conley House for the exterior walls and chimneys, as well as for the partition walls on the interior. Smooth-cut stone sills and lintels trim the windows of the west portion and the north facade of the east wing; while brick is used for these features elsewhere. The west porch, shutters, cornices, northwest entrance porch, and sun porch are of wood painted dark green, making a striking contrast with the brick walls and white, limestone trim. The stone foundations are visible only on the southern portion of the house. The original, painted, galvanized tin roof is intact.

Openings

Windows. Double-hung sash windows are used throughout except on the sun porch. Aluminum storm windows and screens are on all windows except those on the west, main facade where wood equivalents are used. The fenestration conforms closely with the bay divisions, one window per bay, with several deviations in the east wing and additions where single-width windows are centered on the facade or paired windows occur.

West portion. Floor to ceiling, four-over-six light windows are on the first floor, southernmost two bays and second floor, northernmost bay of the west facade, west portion of the Conley House. Shorter, more regular-sized, four-over-four light sash windows are employed on the remaining openings. Two blind windows occupy the westernmost bay on the north facade. All windows have stone lintels and lugsills except those on the first floor, west facade, where the lugsills have been omitted as the water table serves the same function. Louvered, wood shutters trim all openings and disguise the blind windows. The sun porch, at the southwest corner of the west portion of the house, has eight multi-paned, casement windows.

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CONLEY, SANFORD F., HOUSE

East wing and additions. The east wing and two, one-story addition windows have four-over-four light sash and brick lintels and lugsills except for the second-story, north facade, east wing window (previously described). Three, small, two-over-two light, bathroom windows are on the south facade, east wing, and east facade, northeast addition.

Doorways. There are five entrances: 1) the main, west entrance; 2) the basement entrance, approximately centered on the south facade; 3) two east (rear) entrances; and 4) a secondary west entrance, via the northwest porch.

The main, west door is centered in the northernmost, west facade bay. The water table serves double duty by being the entrance's threshold. The door is recessed in a four-panel wood facing. The five-panel, wood, round-arched door is flanked by side panels and topped by a semi-circular transom of four lights. A band of bricks, set perpendicular to the doorway opening and finished by stone pendants and keystone, trims the outer edge of the doorway opening.

The secondary, west entrance is filled by a wood and glass, single leaf, eight-light door. A two-light transom tops it. Shutters, matching those of the windows, flank the entrance.

Porches

The main porch's flat roof, which provides for a second-story balcony, is supported by four, square posts, evenly spaced at the divisions between the bays and at the ends of the facade. Each post rests on a square, block-shaped base and is trimmed by a stylized scalloped facing and multi-faceted molding. A partial entablature rests on these posts. Brackets make a smooth transition between the vertical posts and the horizontal entablature. Dentils are the only trim on the entablature. A balustrade of square posts trims the upper edge of the porch. The northwest porch has similar details.

The two-story sun porch has alternating bands of multi-paned windows with transoms and recessed wood panels edged by a narrow molding. A simple cornice trims the upper edge.

Chimneys

Five chimneys service the Conley House: four on the original, "T"-shaped, west portion and one on the east wall of the east wing. All are of brick and trimmed by a brick molding and stone cap except for the northwest chimney which lacks the brick molding and the east chimney which appears to have been stuccoed. The east chimney is attached to the east wall of the east wing.

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7. #2

CONLEY, SANFORD F., HOUSE

Decorative features

Decorative features of the Conley House include: 1) the elaborate entablature; 2) the porch details (brackets, balustrades, and scalloped facings) which have been described above; and 3) the bold color combination.

An elaborate entablature, modified by the omission of the architrave, trims the upper edge of each facade of the west, "T"-shaped portion of the house. Paired brackets, evenly spaced across each facade except the east, support the deep cornice. The frieze is decorated by elongated oval and circular panels positioned between the brackets. These features are omitted from the east facade. Dentils trim the upper edge of the frieze on all facades, while a simple molding defines the lower edge. Many of the oval panels serve double duty by containing the attic window openings.

INTERIOR

The original integrity of the Conley House as a single-family dwelling has been altered, though the room layout remains basically the same as originally designed. The house is now divided into two apartments, one to each floor.

Basement

A basement is under the eastern part of the "T"-shaped, west portion of the house and the southern half of the east wing. It serves as storage space and provides room for the furnace.

First floor

The first floor has seven rooms and two baths. Access to these rooms is by an entrance hallway along the northern wall of the westernmost part of the "T"-shaped portion. Much of the original woodwork remains intact including the solid dark wood stairway. The sun porch opens off the double-room parlor. Interior wall finish includes wallpaper covered plaster, picture moldings, and plaster cornices.

Second floor

There are five rooms and one bath on the second floor. Stairways in the west entrance hall and along the north wall of the east wing provide entrance to this second floor apartment. All rooms open off an irregular-shaped hallway. The sun porch opens off the west and south rooms of the west portion of the house. The interior finish is similar to that of the first floor except there are no plaster cornices.

Attic

Access to the attic is by an "L"-shaped stairway. The attic space provides

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for storage and ventilation. A trapdoor opens onto a platform at the peak of the low-pitched roof.

ALTERATIONS

The Conley House, as originally constructed, consisted of the two-story, west, "T"-shaped portion. The two-story, rear, east wing and single-story, northeast and east additions were added ca. 1936. The sun porch (date of construction unknown) replaced a small porch which matched the northwest porch. Other major alterations have been the removal of the original, rear kitchen wing, the original northeast porch (replaced by the one-story addition), and numerous outbuildings.

On the interior, the most obvious alteration has been the conversion of the house into two apartments (ca. 1936). This alteration from a single-family to a multiple-family dwelling necessitated the addition of new kitchens and baths, which have since been modernized.

SITE

The Conley House, situated in the northwest quarter of Lot 1 of the property, is located on the southeast corner of the intersection of Conley Avenue and Sanford Place. The property slopes to the south. Trees and shrubs trim the foundations of the house. A brick driveway, running east to west, parallels the house on the south side and runs from the street to just east of the east wall of the rear addition. Gravel completes the drive to the two-car garage, which is a wood-constructed building located in the southeast corner of the Lot 1 portion of the property. The north yard (the western portion of Lot 2) is landscaped. Concrete sidewalks run along the north and west boundaries of the property. A narrow brick walk connects the rear entrance to the driveway and to Conley Avenue. A third structure, a two and one half-story, frame building remodeled to house a nursery school, is located northeast of the Conley House, on the eastern half of Lot 2. Lot 4, which marks the eastern boundary of the property, is a parking lot.

The Conley House is situated in a residential area of Columbia in close proximity of the University of Missouri-Columbia. Other structures surrounding the Conley House include several more-recently constructed residences to the west. University parking lots are to the south and across the street to the northwest.

\* \* \* \* \*

The description of the physical appearance of the structure and its alterations is based on personal interviews with the owner and several

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CONLEY, SANFORD F., HOUSE

residents of the house and field observations by members of the staff of the State Historical Survey and Planning Office. Details of the interviews and field work are on file with the Missouri State Park Board, P.O. Box 176, 1204 Jefferson Building, Jefferson City, Missouri 65101.

# 8. SIGNIFICANCE

PERIOD (Check One or More as Appropriate)

- |  |                                       |  |                                       |
|--|---------------------------------------|--|---------------------------------------|
| <input type="checkbox"/> Pre-Columbian | <input type="checkbox"/> 16th Century | <input type="checkbox"/> 18th Century            | <input type="checkbox"/> 20th Century |
| <input type="checkbox"/> 15th Century  | <input type="checkbox"/> 17th Century | <input checked="" type="checkbox"/> 19th Century |                                       |

SPECIFIC DATE(S) (If Applicable and Known) 1868-69

AREAS OF SIGNIFICANCE (Check One or More as Appropriate)

- |  |                                       |  |  |
|--|---------------------------------------|--|--|
| <input type="checkbox"/> Aboriginal              | <input type="checkbox"/> Education    | <input type="checkbox"/> Political           | <input type="checkbox"/> Urban Planning        |
| <input type="checkbox"/> Prehistoric             | <input type="checkbox"/> Engineering  | <input type="checkbox"/> Religion/Philosophy | <input type="checkbox"/> Other (Specify) _____ |
| <input type="checkbox"/> Historic                | <input type="checkbox"/> Industry     | <input type="checkbox"/> Science             | _____  |
| <input type="checkbox"/> Agriculture             | <input type="checkbox"/> Invention    | <input type="checkbox"/> Sculpture           | _____  |
| <input checked="" type="checkbox"/> Architecture | <input type="checkbox"/> Landscape    | <input type="checkbox"/> Social/Humanitarian | _____  |
| <input type="checkbox"/> Art                     | <input type="checkbox"/> Architecture | <input type="checkbox"/> Theater             | _____  |
| <input type="checkbox"/> Commerce                | <input type="checkbox"/> Literature   | <input type="checkbox"/> Transportation      | _____  |
| <input type="checkbox"/> Communications          | <input type="checkbox"/> Military     |  |  |
| <input type="checkbox"/> Conservation            | <input type="checkbox"/> Music        |  |  |

## STATEMENT OF SIGNIFICANCE

The Conley House, 602 Sanford Place, Columbia, Missouri, is significant as a rare, local example of the Italianate style. The structure is one of the oldest surviving homes in the Columbia area. The daughter of the original owner-builder owns the home.

The mid-nineteenth century use of the Italianate style for residential structures in Missouri seems to be limited in quantity, but not quality. Most of these examples are concentrated in the metropolitan areas around St. Louis and Independence, Missouri. Very few examples are found outside these areas, and these seem to be limited to the northern half of the state, particularly in the northeast corner, and Columbia, Missouri.

Geography also plays a part in the particular variation of the Italianate used. The more pretentious, larger, and flamboyant examples are clustered together in the metropolitan areas. Here the true "Italian villa" design, complete with verandas and asymmetrical tower, is the most common variant. In more rural areas, a much simpler variation of the Italianate is employed. A simple cubical shape with its only ornament being brackets under the eaves and a small cupola on the roof becomes a common type. In some areas, however, a third variation is dominant. This variation, which includes the Conley House and several homes in Independence and Kirkwood, Missouri, combines pertinent features from both urban and rural examples.<sup>1</sup>

### Previous owners

The original owner was Sanford Francis Conley, a native of Missouri.<sup>2</sup> He was married to Kate Singleton of Liberty, Missouri, on February 27, 1868, one year before the completion of the house.<sup>3</sup> Conley was involved in many business activities in Columbia including: 1) miller (flour), 2) one of the directors of the Exchange National Bank of Columbia, and 3) dry goods merchant.<sup>4</sup>

The second resident of the house was S. F. Conley, son of Sanford Conley, and his wife. The Conleys lived in the downstairs apartment for many years after the house was remodeled. Mrs. Conley remained in the house, after her husband's death, until the late 1960's.

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8. #1

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Sanford F. Conley's only daughter, Mrs. C. B. Miller, now owns the house. Currently, her son, Mr. George Miller, oversees the property.

The original five-acre tract has been subdivided and sold off as lots.

Present status

At present, there is no threat to the continued existence of the Conley House. Some concern has been voiced due to the close proximity of the continually-expanding University of Missouri-Columbia. It is, however, the stated policy of the University of Missouri that it recognizes the historic significance of the house and if acquired in the future, the house would be preserved, possibly as a museum.

After consolidation of ownership, plans are to remove the nursery school structure, which is of no historical and/or architectural value, and landscape the area to enhance the environment of the Conley House. Destruction of the house will not have any detrimental effects.

The surrounding parcels of land including Lots 2 and 4 and a portion of Lot 8, all portions of the original five-acre tract, are to serve as a buffer against possible encroachments by the University of Missouri-Columbia.

The survey of Missouri's historic sites is based on the selection of sites as they relate to theme studies in Missouri history as outlined in Missouri's "Comprehensive Statewide Preliminary Preservation Plan." The Sanford F. Conley House is, therefore, being nominated to the National Register of Historic Places because it is a rare, local example of the Italianate style in Columbia, Missouri.

FOOTNOTES

1. C. L. V. Meeks, "Henry Austin and the Italian Villa," The Art Bulletin (College Art Association of America, June, 1948), Vol. XXX, No. 2, pp. 145-149; John Maass, The Gingerbread Age: A View of Victorian America (New York: Rinehart and Company, Inc., 1957), pp. 97-113; and George B. Tatum, Penn's Great Town (Philadelphia: University of Pennsylvania Press, 1961), pp. 91-93.
2. 1870 Census Report.
3. Columbia Missouri Statesman, March 13, 1868, p. 2; and personal interview with Mrs. C. B. Miller, the daughter of the original owner

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8. #2

CONLEY, SANFORD F., HOUSE

and now the current owner, on April 22, 1970.

4. 1870 Census Report; History of Boone County, Missouri (St. Louis: Western Historical Company, 1882), p. 968; An Illustrated Historical Atlas of Boone County, Missouri (Philadelphia: Edwards Brothers, 1875), p. 36; and personal interview with Mrs. C. B. Miller on April 22, 1970.
5. Telephone statement by Dr. Osmund Overby, art history professor and member of the Planning Committee of the University of Missouri-Columbia, on March 7, 1973.

## 9. MAJOR BIBLIOGRAPHICAL REFERENCES

1. An Illustrated Historical Atlas of Boone County, Missouri.  
Philadelphia: Edwards Brothers, 1875, p. 36.
2. Columbia Missouri Statesman, March 13, 1868, p. 2.
3. 1870 Census Report.
4. History of Boone County, Missouri. St. Louis: Western Historical Company, 1882, p. 968.

## 10. GEOGRAPHICAL DATA

LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY			OR	LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES		
CORNER	LATITUDE	LONGITUDE		LATITUDE	LONGITUDE	
	Degrees Minutes Seconds	Degrees Minutes Seconds		Degrees Minutes Seconds	Degrees Minutes Seconds	
NW	° ' "	° ' "		38° 56' 39"	92° 19' 52"	
NE	° ' "	° ' "				
SE	° ' "	° ' "				
SW	° ' "	° ' "				

APPROXIMATE ACREAGE OF NOMINATED PROPERTY: less than 10 acres, approx. 1 acre

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE:	CODE	COUNTY	CODE
STATE:	CODE	COUNTY:	CODE
STATE:	CODE	COUNTY:	CODE
STATE:	CODE	COUNTY:	CODE

## 11. FORM PREPARED BY

NAME AND TITLE: Nancy B. Breme, Research Architectural Historian		
ORGANIZATION Missouri State Park Board, State Historical Survey and Planning Office	DATE July 23, 1973	
STREET AND NUMBER: P.O. Box 176, 1204 Jefferson Building		
CITY OR TOWN: Jefferson City	STATE Missouri	CODE 29

## 12. STATE LIAISON OFFICER CERTIFICATION

## NATIONAL REGISTER VERIFICATION

As the designated State Liaison Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service. The recommended level of significance of this nomination is:

National ☐ State ☒ Local ☐

Name \_\_\_\_\_

Title \_\_\_\_\_

Date \_\_\_\_\_

I hereby certify that this property is included in the National Register.

\_\_\_\_\_  
Director, Office of Archeology and Historic Preservation

Date \_\_\_\_\_

ATTEST:

\_\_\_\_\_  
Keeper of The National Register

Date \_\_\_\_\_

SEE INSTRUCTIONS



U.S.G.S. 7.5' Quadrangle

"Columbia" (1967)

Scale: 1:24,000

Conley, Sanford F., House

Lat. Long.

38° 56' 39" 92° 19' 52"

Columbia

BOONE

15 Jan 69 interview with Patterson Bain and wife about Columbia history.

10 Conley House, Sanford and Conley streets. addition to rear  
designed by architect Harry Bill (Dr.) Architect who was  
in the university (?)  
Also did locally: Municipal Building  
Greyhound Bus Station

P. Bains lived there during 1940s.  
upstairs.

Alteration to the President's house (?)

He lived in Rollins Addition.

Doug Hanson knew him well. Could talk with Hanson about him further.

CONLEY, SANFORD F., HOUSE

#197

COUNTY:

Boone

LOCATION:

602 Sanford Place, Columbia, Missouri 65201

OWNER:

Mrs. C.B. Miller

ADDRESS:

802 W. Stewart Rd., Columbia, Mo. 65201

DATE APPROVED BY A.C.:

03-17-73

DATE SENT TO JEFF. CITY:

(07-25-73) 11-28-73

DATE SENT TO D.C.:

(09-13-73) 12-04-73

DATE OF REC. IN D.C.:

(09-18-73)

DATE PLACED ON NATIONAL REGISTER:

12-18-73

DATE AWARDED CERTIFICATE  
(AND PRESENTER):

03-01-74  
Nancy B. Breime - Survey Office staff

DATE FILE REVIEWED:

The Conley House, 602 Sanford Place, Columbia, Missouri, is significant as a rare, local example of the Italianate style. The structure is one of the oldest, surviving homes in the Columbia area. The daughter of the original owner-builder owns the home.















